



Sean Rogan
Executive Director

COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

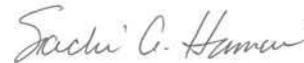
ADOPTED

Community Development Commission

March 20, 2012

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The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012


SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**ALLOCATION OF HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS AND APPROVAL
OF ENVIRONMENTAL DOCUMENTATION FOR THE DEVELOPMENT OF SEVENTY-TWO UNITS
OF AFFORDABLE AND SPECIAL NEEDS HOUSING FOR FAMILIES IN UNINCORPORATED
ATHENS
(DISTRICT 2) (3 VOTE)**

SUBJECT

This letter recommends the allocation of HOME Investment Partnerships Program (HOME) funds for Terracina, an affordable multifamily housing development, located at 1218, 1226 and 1256 W. Imperial Highway in unincorporated Athens.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Community Development Commission (Commission) has considered that attached Initial Study/Mitigated Negative Declaration (IS/MND) for the Terracina Apartments project, which was prepared by the Department of Regional Planning as lead agency; find that the mitigation measures identified in the IS/MND are adequate to avoid or reduce potential impacts below significant levels; and find that the Terracina Apartments project will not cause a significant impact on the environment.
2. Approve a loan to AMCAL Terracina Fund, LP (Developer) using HOME funds in a total amount of up to \$5,788,000 for the development of a 72-unit multifamily housing development (Project) which has been selected through a Notice of Funding Availability (NOFA) jointly issued by the Housing Authority and the Commission on February 17, 2011.

3. Authorize the Executive Director or his designee to use up to an additional \$578,800 in HOME funds, as needed, for unforeseen project costs.
4. Authorize the Executive Director or his designee to negotiate, execute and if required, terminate a Loan Agreement with the Developer, and to execute all related documents, including but not limited to documents to subordinate the loan to permitted construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of the Project, following approval as to form by County Counsel.
5. Authorize the Executive Director or his designee to execute amendments to the Loan Agreement and any related documents, as may be necessary for the implementation and administration of the Project, following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the allocation of HOME Funds for the Project, which will provide 72 units of affordable housing in unincorporated Athens, including 15 units which will be reserved for special needs households.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The recommended loan will provide up to \$5,788,000 to construct the Project. A 10% contingency, in the amount of \$578,800, is also being set aside for unforeseen site condition costs and construction overruns.

There are sufficient funds included in the Commission's approved Fiscal Year 2011-2012 budget for the expenses related to this project.

The final loan amount will be determined following completion of negotiations with the Developer and arrangements with other involved lenders. The loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded Covenants, Conditions and Restrictions document.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

HOME funds received from the U.S. Department of Housing and Urban Development are administered by the Commission on behalf of the County of Los Angeles and are used for affordable housing located in unincorporated areas and 49 participating cities.

On February 17, 2011, a NOFA was jointly issued by the Housing Authority and the Commission, making available approximately \$8,100,000 in HOME funds for the development of affordable rental housing. Five requests for HOME funds were received by the April 4, 2011 deadline.

Proposals submitted for the NOFA were reviewed by technical consultants and an Independent Review Panel. Applicants were notified of the scoring results and given seven days to appeal individual scores for procedural or technical errors.

The recommended Project has met threshold criteria. Only proposals scoring a minimum of 70% of

the total points for each of the following categories, (1) Development Feasibility, (2) Supportive Services Plan and Budget and (3) design, and a minimum of 70% of the total overall points, were considered for an award.

The current funding recommendation will provide HOME funds to the Developer through a Loan Agreement with the Commission, to be executed by the Executive Director, following completion of negotiations and approval as to form by County Counsel. The Loan Agreement will incorporate affordability restrictions and provisions requiring the Developer to comply with all applicable federal, state, and local laws. HOME funds will be disbursed once all financing is secured.

The Project will consist of 15 one-bedroom units, 33 two-bedroom units and 24 three-bedroom units. All units will be affordable to low-income households earning no more than 50% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development (Area Median Income). Fifteen units will be reserved for a special needs population and will be affordable to households earning no more than 30% of the Area Median Income. One unit will be provided for the on-site manager. Affordability requirements will remain in effect for 55 years. The development will also include a community room, tot lot, and social service office.

ENVIRONMENTAL DOCUMENTATION

As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/MND prepared by the County of Los Angeles Department of Regional Planning for the Terracina Apartments project, and determined that the project will not have a significant impact on the environment. The Commission's consideration of the IS/MND and filing of the Notice of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

An Environmental Assessment (EA) has been prepared for this project pursuant to the requirements of the National Environmental Policy Act. This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the EA, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on February 13, 2012. Following the required public and agency comment periods, the U.S. Department of Housing and Urban Development issued a Release of Funds for this project on February 29, 2012.

The environmental review record for this project is available for public review during regular business hours at the Commission's main office located at 2 Coral Circle in Monterey Park.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will increase the supply of affordable housing for low-income and special needs households in the County of Los Angeles.

The Honorable Board of Supervisors

3/20/2012

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:cr

Enclosures

DRAFT



Environmental Checklist Form (Initial Study) County of Los Angeles, Department of Regional Planning

Project Title: "Terracina Apartments" Project No. R2011-00374-(2), Conditional Use Permit 201100037, Housing Permit 201100001, Environmental Assessment 201100055

Project Location: 1256 West Imperial Highway, West Athens, Unincorporated Los Angeles, CA 90044

APNs: 6079-005-014, -015, -016 **USGS Quad:** Inglewood **Latitude/Longitude:** 33.930651, -118.296995

Gross Acreage: 3.66 acres **Density:** 23.2 dwelling units per acre **Landscape Area:** 39.5%

Dwelling Units: 72 **Parking Spaces:** 109

Project Description: To construct a 72-unit, affordable housing apartment building consisting of three stories with 109 surface parking spaces and landscaping ("Project"). The parcel is generally flat. Surface grading is proposed to prepare the site for construction. The Project includes an affordable housing density bonus of 19 units. The housing permit incentives include a reduction in the number of required parking spaces and a building height increase. The average roof elevation is 35 feet with some architectural features extending to a maximum of 41 feet. The building footprint is oriented towards Imperial Highway with parking located in the rear. Primary vehicular access is from Budlong Avenue with secondary access from Imperial Highway. Primary pedestrian access is from Imperial Highway with a 28 foot wide driveway. One, two and three bedroom units, ranging from 650 to 1,100 square feet are proposed. The Project provides a community recreation room, and an outdoor recreation and playground area. The parcel is now vacant, except for some foundations and minor debris related to the former mobile home park. Existing vegetation, which consists of low-lying grasses, shrubs, and trees, will be removed. However, the vegetation and trees are not considered a significant or protected natural resource. Project landscaping will include tree replacements along the perimeter and interior of the parcel.

General Plan Designation: RD 3.1 (Two Family Residence, 8 to 17 dwelling units per acre)

Community/Area wide Plan Designation: West Athens – Westmont Community Plan

Zoning: R-2 (Two-Family Residence) Zone, West Athens – Westmont Community Standards District

Surrounding Land Uses and Setting: The previously developed and vacant property is located at the southeast intersection of West Imperial Highway and South Budlong Avenue, approximately nine miles south of downtown Los Angeles in the unincorporated community of West Athens. Around 1947, the eastern portion of the property was developed with a mobile home park of about 20 units. The mobile home park is no longer present. In 1968, an oil well was established on the western portion of the parcel. It was abandoned in 1969. The neighborhood is characterized as a mature suburban community consisting of multi-family and single family units to the north, east and south. Adjacent to the west are county offices for the South Los Angeles Sheriff Station, Dept. of Public Works, and the Registrar-Recorder. There are limited neighborhood-serving commercial uses along West Imperial Highway. The Vermont Green Line station, with connecting service to downtown Los Angeles, is located approximately one-half mile to the southeast. The Century Freeway (I-105) is located approximately 540 feet to the south.

Major Projects in the Area:

Project/Case No.	Description and Status
PP 201000449	Registrar-Recorder, 1,400 sq. feet modular office building, located at 1310 W. Imperial Hwy. Approved May 2010.
PP 2006001981	New sheriff station located at 1310 W. Imperial Hwy. Approved December 2006.

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Los Angeles Unified School District

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. North Area
- Metropolitan Transit Authority (MTA)
- Dept. of Toxic Substances Control

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department -Planning Division
- Sanitation District
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

Public agency approvals which may be required:

Public Agency
Los Angeles County Community Development Commission

Approval Required
Financing

Lead Agency:

County of Los Angeles
c/o Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Project Sponsor:

Darin Hansen
AMCAL Multi-Housing, Inc.
30141 Agoura Rd., #100
Agoura Hills, CA 91301

Staff Contact:

Phillip Estes, AICP
Principal Planner
Los Angeles County Dept. of Regional Planning
(213) 974-6435 (pestes@planning.lacounty.gov)
<http://planning.lacounty.gov/>

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact				Potential Concern
		Less than Significant Impact		Less than Significant Impact w/ Project Mitigation		
				Potentially Significant Impact		
		Environmental Factor	Pg.			
1. Aesthetics		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Impacts from construction activities.</i>
4. Biological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Cultural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Potential impacts to unknown paleontological resources.</i>
6. Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Geology/Soils		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Hazards/Hazardous Materials		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Site was used for oil excavation (oil well).</i>
10. Hydrology/Water Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Compliance with SUSMP requirements.</i>
11. Land Use/Planning		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Mineral Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Impacts from construction activities.</i>
14. Population/Housing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Public Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Recreation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Transportation/Traffic		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Utilities/Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Potential impacts to unknown paleontological resources.</i>

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Phillip Estes, AICP

Date

Susan Tae, AICP

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?**

The Project is not located near a scenic resource (Department of Regional Planning, General Plan) and is not expected to have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas. The project site is located in an urbanized area, predominantly consisting of multi-family and single family units. The L.A. County Southwest District office is located adjacent to the west of the site. Therefore, no impact is expected.

b) **Be visible from or obstruct views from a regional riding or hiking trail?**

The Project is not located near a riding or hiking trail (Department of Regional Planning, General Plan). The project site is located in an urbanized area, predominantly consisting of multi-family, single family, commercial, and institutional uses. The L.A. County Southwest District office is located adjacent to the west of the site. Therefore, no impact is expected.

c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?**

The Project is not expected to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas. The Project does not contain a scenic resource nor is it located near a scenic resource (Department of Regional Planning, General Plan). The applicant's arborist report indicates that there are no substantial trees on the site (Arbor Essence, 2011-05-11). Therefore, no impact is expected.

d) **Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The Project is not expected to degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features. The Project is a residential infill project. The Project's architecture, height and scale is generally consistent with the surrounding neighborhood. There are multi-story and multi-family units of similar height to the south, and east. There is approximately 150 feet between the Project building and the residential building to the south. Therefore, impacts are expected to be less than significant.

e) **Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**

The Project is not expected to create substantial shadows, light, or glare which would adversely affect day or nighttime views in the area. The maximum building height is 41 feet. The footprint is oriented towards Imperial

Highway, away from the adjacent property to the south, which is developed with multi-story residential buildings. There is approximately 150 feet between the Project building and the residential building to the south. Parking and landscaping are proposed between the Project building and the south property. Therefore, the Project will not cause substantial shadows or glare in the area or on adjacent properties. Therefore, impacts are expected to be less than significant.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The Project is not expected to result in impacts to agricultural resources in relation to the conversion of farmland to non-agricultural use. The site is vacant and was previously developed with a mobile home park and an oil well. The surrounding area is developed with residences and commercial land uses. Therefore, no impact is expected.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

The Project is not expected to result in impacts to agricultural resources in relation to a conflict with existing zoning for agricultural use or a Williamson Act contract. The surrounding area is developed with residences and commercial land uses. The site is vacant and was previously developed with a mobile home park and an oil well. Therefore, no impact is expected.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?

The Project site is located in the R-2 zone. There are no areas zoned as forest land, timberland, or timberland production on or within the vicinity of the Project site (Dept. of Regional Planning Zoning Map). The surrounding area is developed with residences and commercial land uses. The site is vacant and was previously developed with a mobile home park and an oil well. Therefore, no impact is expected.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

The Project is not expected to result in impacts to agricultural and/or forest lands in relation to changes in the existing environment that, due to their location or nature, could result in conversion of farmland of statewide importance to non-agricultural use, or conversion of forest land to non-forest use. The surrounding area is developed with residences and commercial land uses. The site is vacant and was previously developed with a mobile home park and an oil well. Therefore, no impact is expected.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The Project is not expected to result in impacts to the existing environment, or result in conversion of farmland, to

non-agricultural use or conversion of forest land to non-forest use. The surrounding area is developed with residences and commercial land uses. The site is vacant and was previously developed with a mobile home park and an oil well. Therefore, no impact is expected.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?

Impacts to air quality related to whether the Project conflicts with or obstructs implementation of the applicable air quality plan is expected to be below the level of significance.

Existing air quality within the Project vicinity is characterized by a mix of local emission sources that include stationary activities, such as space and water heating, landscape maintenance, and consumer products; and mobile sources, including primarily automobile and truck traffic. Motor vehicles are the primary source of pollutants within the Project vicinity.

Because the Project would require surface grading and construction activities, implementation of the Project is expected to create activity that would generate criteria pollutant emissions. In addition, during operation of the Project, criteria pollutant emissions would be generated daily from space and water heating and vehicle trips generated by residents and visitors to and from the Project site. However, impacts to air quality associated with the Project in relation to its consistency with the applicable air quality plan are expected to be below the level of significance.

The Project would be considered significant if implementation of the Project were to result in daily operation, daily construction, or operation-related emissions that cause or exceed the SCAQMD thresholds of significance. The Project will not exceed SCAQMD thresholds as determined by Urbemis report (attached), and therefore, is expected to be less than significant.

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?

Project impacts to air quality related to a violation of any air quality standard or a substantial contribution to an existing or projected air quality violation are expected to be below the level of significance. The Project is a 72-unit apartment building on 3.66 acres and, therefore, does not exceed the 500 dwelling unit threshold. The Project is located more than 500 ft. from a freeway. Therefore, impacts are expected to be less than the level of significance.

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?

Project impacts to air quality related to a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under applicable AQMDs would be below the level of significance. The Project is a

72-unit apartment building on 3.66 acres. Impacts to air quality related to a cumulatively significant net increase of any pollutant criteria are expected to be less than significant. The Project will not exceed SCAQMD thresholds as determined by Urbemis report (attached), and therefore, is expected to be less than significant.

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Project impacts to air quality related to a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard would be below the level of significance. Project is a 72-unit apartment building on 3.66 acres. Impacts to air quality related to a cumulatively significant net increase of any pollutant criteria would be less than significant.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?

Project impacts related to the exposure of sensitive receptors to substantial pollutant concentrations is expected to be less than the level of significance. The Project is a 72-unit apartment building on 3.66 acres. The Project is not a sensitive receptor and, therefore, no impact is expected to sensitive receptors.

f) Create objectionable odors affecting a substantial number of people?

Project impacts related to objectionable odors is expected to be below the level of significance. During construction, diesel-powered equipment may be used and may be unpleasant to some people. However, construction-related impacts to air quality will be temporary and are expected to be below the level of significance. The Project operation will be a residential building; therefore, the operations are not expected to result in objectionable odors.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Implementation of the Project is not expected to significantly impact, either directly, indirectly, or through habitat modifications, any endangered, threatened, or rare species. Project is located in an urbanized area on a previously developed site with a mobile home park and an oil well. The property surrounding the Project is largely characterized by residential and commercial properties. The site contains no native vegetation capable of supporting wildlife. Therefore, no impact is expected.

b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is not expected to have a substantial adverse effect on sensitive natural communities identified in local or regional plans, policies, and regulations DFG or USFWS. The Project is located in an urbanized area on a previously developed site. The site does not contain a riparian habitat, river, stream, creek, or other natural community. Therefore, the Project is not expected to have an effect on any riparian habitat or other natural community.

c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is not expected to have a substantial adverse effect on federally protected wetlands or waters of the United States. As determined by the Inglewood USGS topographic map, there are no blue-line streams or other wetland area that would support riparian habitat. The Project is located in an urbanized area on a previously developed site. Therefore, no impact is expected.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is not expected to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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nursery sites. The Project is located in an urbanized area on a previously developed site. It is cleared of native vegetation and does not include a watercourse. Onsite trees may be used by birds in the vicinity. However, if construction occurs during the nesting season where native birds have been identified and where tree removal is necessary, the Project shall implement best management practices to minimize potential impacts to below the level of significance.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

The Project will not convert oak woodlands or otherwise impact oak or other unique native trees. Project is located in an urbanized area on a previously developed site. There are no oak woodlands, Joshua trees, or junipers, or other unique native trees (Arbor Essence, 2011-05-11). Therefore, no impact is expected.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

The Project will not conflict with any local policies or ordinances protecting biological resources. As identified in the applicant's arborist report (Arbor Essence, 2011-05-11), there is one Southern live oak (*Quercus virginiana*) tree onsite. However, it is a multi-stemmed tree under 12 inches in diameter and, therefore, not subject to the provisions of the Oak Tree Ordinance of Los Angeles County. The Project is located in an urbanized area, on a previously developed site, and is cleared of native vegetation. Therefore, the Project is not expected to have an effect on a protected biological resource or protected oak trees.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

Project is not located within an adopted habitat conservation plan, natural community, or other approved local, regional, or state habitat conservation plan. The Project is located in an urbanized area on a previously developed site and is cleared of all natural vegetation and habitats. Therefore, no impact is expected.

5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is not expected to cause a substantial adverse change in the significance of a historical resource. There are no existing structures or known historic resources located on this site. The site is currently vacant of all structures and was previously disturbed. Based on a site visit, properties facing the Project site do not possess architecturally historic significance. Therefore, there are no expected impacts to historic cultural resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known archeological resources within the Project site. The Project may result in impacts to cultural resources related to the destruction of a unique paleontological resource or unique geologic feature; these impacts are expected to be reduced to below the level of significance with the incorporation of mitigation measures. Should a potentially unique paleontological or geologic resource be encountered, a qualified paleontologist shall be contacted and retained by the applicant. If fossils are discovered, the paleontologist shall proceed according to applicable guidelines of the Society for Vertebrate Paleontology.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project may result in impacts to cultural resources related to the destruction of a unique paleontological resource or unique geologic feature; these impacts are expected to be reduced to below the level of significance with the incorporation of mitigation measures. Should a potentially unique paleontological or geologic resource be encountered, a qualified paleontologist shall be contacted and retained by the applicant. If fossils are discovered, the paleontologist shall proceed according to applicable guidelines of the Society for Vertebrate Paleontology.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is not expected to disturb human remains, including those interred outside of formal cemeteries. The site has been substantially disturbed by previous structures and uses related to concrete foundations, paving, and an oil well site. Although not anticipated, should human remains be discovered, the applicant shall follow applicable statutory code(s) for such a discovery and a qualified paleontologist shall be contacted and retained by the applicant.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

<p>a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)</p> <p>The Project will comply with L.A. County Green Building Standards or LEED certification equivalents. Therefore, no impact expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<p>b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?</p> <p>The Project will involve the efficient use of energy resources and new energy-efficient appliances to the fullest extent possible. The Project will comply with applicable L.A. County Green Building Standards. Therefore, a less than significant impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project site is not located within an Alquist-Priolo Earthquake Fault Zone (Geocon West, Inc. Report, 2011-05-20). Project conformance with applicable requirements of the California Building Code and Uniform Building Code will reduce impacts related to the rupture of a surface fault to the maximum extent possible under current engineering practices. Therefore, the Project is expected to result in less than the level of significance.</p>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Project conformance with applicable requirements of the California Building Code and Uniform Building Code will reduce impacts related to the rupture of a surface fault to the maximum extent possible under current engineering practices. Therefore, the Project is expected to result in less than the level of significance.</p>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project site is not located within a liquefaction hazard area (Geocon West, Inc. Report, 2011-05-20). Project conformance with applicable requirements of the California Building Code and Uniform Building Code will reduce impacts related to the rupture of a surface fault to the maximum extent possible under current engineering practices. Therefore, the Project is expected to result in less than the level of significance.</p>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project site is not located within a landslide hazard area (Geocon West, Inc. Report, 2011-05-20). Project conformance with applicable requirements of the California Building Code and Uniform Building Code will reduce impacts related to the rupture of a surface fault to the maximum extent possible under current engineering practices. Therefore, the Project is expected to result in less than the level of significance.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project site is expected to result in less than significant impacts related to soil erosion and loss of topsoil. Surface grading is anticipated for the construction of buildings, parking and driving areas. The site was previously developed with a mobile home park and oil well. The applicant shall incorporate best management practices consistent with the California Storm Water Best Management Practices Handbook for construction. The project will conform to Low Impact Development (LID) standards. Off-site grading may be necessary to accommodate adequate line of sight from the proposed driveway. All necessary grading permits and approved haul route (if necessary) shall be approved by the Department of Public Works. Therefore, the Project is expected to result in</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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less than the level of significance.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in a less than significant impact to geology and soils. Project conformance with applicable requirements of the California Building Code and Uniform Building Code will reduce impacts related to geological or soil conditions. Therefore, the Project is expected to result in less than the level of significance.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in a less than significant impact to geology and soils. Project conformance with applicable requirements of the California Building Code and Uniform Building Code will reduce impacts related to soil expansion. Therefore, the Project is expected to result in less than the level of significance.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will not require the use of septic tanks. Wastewater generated will be legally discharged into public sewers, as permitted by the Department of Public Works. Therefore, no impact expected.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is not located within or near a hillside management area (Dept. of Regional Planning Zoning Map and General Plan) or conservation and open space plan area. Therefore, no impact expected.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GhG) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The primary sources of GhG emissions during construction include construction equipment. The primary source of GhG emissions during the operation of the Project include the daily operation vehicle trips generated by residents. Given the relatively small 3.6 acre site that will be impacted by temporary construction activities, the Project is expected to be below the level of significance.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is not expected to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction. Therefore, impacts from the construction and operation of the Project to GhG emissions, in relation to any applicable GhG reduction plan or regulation is expected to be below the level of significance.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to hazards and hazardous materials regarding routine transport, storage, or transport of hazardous materials. During the temporary construction period, the Project may use minimal hazardous materials, such as solvents, paints, lubricants, and oils. Therefore, the Project is expected to result in less than significant impacts from hazardous and hazardous materials related to creating a significant hazard to the public.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction and operation of the Project is a residential use and will not utilize significant quantities of hazardous materials. During the temporary construction period, the Project may use minimal hazardous materials, such as solvents, paints, lubricants, and oils. Project operation is expected to include the use of conventional household chemicals and cleaners. However, the Project is expected to result in less than significant impacts.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is not expected to use significant quantities of hazardous materials that would result in the release of hazardous emissions. During the temporary construction period, the Project may use minimal hazardous materials, such as solvents, paints, lubricants, and oils. Project operation is expected to include the use of conventional household chemicals and cleaners. However, the Project is expected to result in less than significant impacts.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project site is listed with the California Dept. of Toxic Substances Control, Envirostor ID No. 60001021 (<http://www.envirostor.dtsc.ca.gov/public>). The Project site was previously used for oil excavation. The site was also used for mobile home residences, beginning around 1947. The western portion of the property was used for oil drilling in 1968. According the Phase I Environmental Site Assessment Report (AMCAL, 2011), the well failed to produce any crude oil or gas, and therefore was subsequently abandoned in 1969. The site is currently vacant with the exception of minor foundation debris from the former mobile home community. Therefore, the Project will implement best management practices to reduce or eliminate such hazards, if found, or obtain other necessary permits or applicable reviews. The applicant shall provide evidence that the well has been property abandoned, pursuant to

any local, State or Federal statute prior to the issuance of a grading or construction permit. The property shall be assessed to identify any potential soil contamination or soil vapor issues under oversight of a local or State government agency, and if identified reduced to below the level of significance, prior to the issuance of a grading or construction permit per local, State or Federal statute. Therefore, the Project is expected to result in less than significant impacts.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The Project is not expected to result in impacts from hazards to proximity of an airport and the creation of safety hazards for people residing or working in the area. The project site is located approximately 8 miles to the east of the Los Angeles International Airport. Therefore, the Project is expected to result in less than significant impact.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The Project is not expected to result in impacts from hazards to proximity of a private airstrip and the creation of safety hazards for people residing or working in the area. The site is located approximately three miles from the Hawthorne Municipal Airport. Therefore, the Project is expected to result in less than significant impact.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The Project is not expected to impair or physically interfere with an adopted emergency response plan or evacuation plan. Therefore, the Project is expected to result in less than significant impact.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) in a Very High Fire Hazard Severity Zones (Zone 4)?

The Project is not located in a Very High Fire Hazard Severity Zone (L.A. County Fire Department). Therefore, the Project is not expected to result in impacts related to significant risk of loss, injury, or death involving wild fires. No further analysis is warranted.

ii) in a high fire hazard area with inadequate access?

The Project is not located in a Very High Fire Hazard Severity Zone (L.A. County Fire Department) and has sufficient and direct access to Imperial Highway and Budlong Avenue. Therefore, the Project is not expected to result in impacts related to significant risk of loss, injury, or death involving wild fires. No further analysis is warranted.

iii) in an area with inadequate water and pressure to meet fire flow hazards?

The Project is served by public water and sewer. The Project will be required to pass a Fire Flow Availability to the satisfaction of the Fire Department. With satisfactory fire flow availability, the Project is expected to have less than the level of significant impact regarding water and pressure to meet fire flow hazards.

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

The Project is not located in close proximity to land uses that have the potential in proximity to land uses that have the potential for dangerous fire hazard, such as refineries, flammables, and explosives manufacturing. In the Project vicinity are residential and neighborhood-serving commercial uses. Therefore, the Project is expected to result in no impact.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

The Project is expected to result in less than significant impacts to hydrology and water quality in relation to violating any water quality standards or waste discharge requirements. The Project will entail construction that involves ground-disturbing activities. The construction of the Project may contribute to erosion, sediment-laden runoff, discharge of non-storm water runoff, or other water quality-related events that would have the potential to violate water quality standards or waste discharge requirements. Therefore, the Project will implement best management practices to reduce or eliminate non-storm discharges to the storm water system, in accordance with the National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board Los Angeles Region, with the County of Los Angeles Storm Water Management Plan. Therefore, the Project is expected to result in less than significant impacts to hydrology and water quality.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The Project is expected to result in less than significant impacts to hydrology and water quality regarding groundwater supplies or groundwater recharge. The site does not influence the local groundwater basin nor serve as a groundwater recharge site (Calif. Water Quality Control Board, geotracker.waterboards.ca.gov/gama). The 72 unit residential Project will not substantially use groundwater supplies. Dewatering activities during construction will be temporary and of short duration. The Project will incorporate LID standards for water management. Therefore, the Project will not interfere with groundwater recharge or substantially deplete local groundwater. The Project is expected to result in less than significant impacts to hydrology and water quality regarding groundwater supplies or recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The Project is not expected to result in impacts to hydrology and water quality regarding existing drainage patterns that would result in substantial erosion on site or off site. Review of the USGS Inglewood topographic map indicates there is no potential for impacts to hydrology and water quality regarding alteration of existing drainage patterns. The Project entails the redevelopment of a previously disturbed site. Additionally, best management practices would be implemented during construction and operation with guidelines provided by the California Storm Water Best Management Practices Handbook.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or

amount of surface runoff in a manner which would result in flooding on- or off-site?

The Project is not expected to result in impacts to hydrology and water quality regarding alteration of a course or stream that would result in flooding on or off site. Review of the USGS Inglewood topographic map indicates there is no potential for impacts to hydrology and water quality regarding alteration of existing drainage patterns. The Project entails the redevelopment of a previously disturbed site. The Project will require an approved drainage concept plan or the Project shall require necessary improvement or project design, to the satisfaction of the Department of Public Works, to reduce on- or off-site flooding to below the level of significance. The Project is expected to result in less than significant impacts.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

Project impacts are expected to be less than the level of significance. The Project is the redevelopment of a previously disturbed site and is not expected to contribute significantly to runoff. The Project will be developed on a site partially covered with impervious material and will comply with LID standards. The Project will satisfy storm water discharge allowances for Drainage District Improvement (D.D.I.) No. 25 to the satisfaction of the Department of Public Works. The Project will require an approved drainage concept plan (storm water drainage system) or the Project shall require necessary improvement(s) or project design, to the satisfaction of the Department of Public Works. Best management practices will be implemented during construction and operation with guidelines provided by the California Storm Water Best Management Practices Handbook, which would reduce the potential impacts to less than the level of significance.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The Project is not expected to result in impacts to hydrology and water quality in relation to substantial degradation of water quality. During construction, the Project may have the potential to result in indirect related runoff of sediment storm water. Construction may require the use of gasoline and diesel powered vehicles, paints, and solvents. Accidental spills could potentially enter the storm drain system, if not properly cleaned and removed. The Project will comply with all NPDES regulations for storm water filtration and, therefore, there would be less than significant impacts.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The Project will conform to LID standards and, therefore, will not conflict with LID standards.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The Project is not expected to result in nonpoint source pollutant discharges and will comply with Standard Urban Storm Water Mitigation Plan (SUSMP). Therefore, the Project is expected to result in less impacts less than the level of significance.

i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

The Project will connect to public sewage disposal system, and therefore, will have no impact regarding known septic tank limitations or in close proximity to a drainage course.

j) Otherwise substantially degrade water quality?

The Project will comply with SUSMP, and therefore, is expected to result in impacts less than the level of significance regarding substantial water quality degradation.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?

In review of the Flood Insurance Rate Map, the Project site is not located within a 100-year flood hazard area and, therefore, is not expected to result in project impacts regarding a 100-year flood hazard area.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

In review of the Flood Insurance Rate Map, the Project site is not located within a 100-year flood hazard area and, therefore, is not expected to result in project impacts regarding a 100-year flood hazard area.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The Project is not expected to result in impacts to flooding, including flooding as a result of the failure of a levee or dam. The flood control facilities within the Project area are maintained by the County of Los Angeles Flood Control District, and comply with local, state, and federal regulations. Therefore, there is no expected significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The Project site is located approximately ten miles east of the California coastline. Due to the distance from the ocean and other bodies of water, the Project it is not expected to have any direct or indirect impacts related to seiches, tsunamis, or mudflows.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

The Project is not expected to result in land use impacts regarding the division of an established community. The Project site is located in an urbanized area and will not restrict mobility or affect established travel behavior within community. The Project site is located in the West Athens – Westmont Community Plan and is designated RD 3.1 Two Family Residence. Additionally, the Los Angeles County zoning ordinance provides for housing density bonuses pursuant to affordable housing provisions. The Project site is currently vacant. It is adjacent to multi-family housing to the south and east. The Project would be located in a matter that is compatible with the existing community and, therefore, is not expected to physically divide the established community and result in significant impacts to land use.

b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.

The Project is expected to result in less than significant impacts regarding land use conflicts with any adopted or proposed County General or Community Plans or the Community Standards District. The site is located in the R-2 (Two-Family) zone, which permits apartment units with an approved conditional use permit (CUP). The site is located in the RD 3.1 category of the West Athens-Westmont Plan, which permits up to 17 units per acre. With an approved housing permit, the project will be consistent with the General Plan and Housing Element, which permits a qualified density bonus for affordable housing, which includes a reduction in parking requirements and an increase in the maximum permitted height.

c) Be inconsistent with the zoning designation of the subject property?

The Project is expected to result in less than significant impacts to conflicts with the existing zoning designation, as the Project is allowed in the R-2 (Two Family Residence) zone, pursuant to an approved conditional use permit and housing permit.

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?

The Project is not located within a hillside management area or an SEA and, therefore, it is not expected to conflict with any hillside management, SEA or other applicable land use criteria (Dept. of Regional Planning Zoning Map and General Plan).

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no known mining districts located within the vicinity of the Project site. Around 1947, the site was used for mobile home residences. The western portion of the property was used for oil drilling in 1968. According to the Phase I Environmental Site Assessment Report (AMCAL, 2011), the well failed to produce any crude oil or gas, and therefore was subsequently abandoned in 1969. The site is currently vacant with the exception of minor foundation debris from the former mobile home community. Therefore, there are no expected impacts to mineral resources.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is not expected to result in impacts to mineral resources in relation to the loss of availability of a known mineral resource recovery site. The conservation element of the County of Los Angeles General Plan does not specifically address mineral resources. Therefore, there would be less than significant impacts to mineral resources related to the loss of availability of a known locally important mineral resource recovery site.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to noise in relation to exposure or generation of noise levels in excess of standards established by the County General Plan. The Project is located more than 500 feet from the Century Freeway (I-105). The Project will conform to the Title 22 Chapter 12.08 Noise Control of the County Code. The Project is expected to be noise generated by resident's and visitor's vehicles, customarily associated with apartment buildings. Noise level from vehicular traffic will be mitigated with double-paned windows. The Project shall comply with Title 24 of the California Code of Regulations for California Noise Insulation Standards and the Los Angeles County Noise Ordinance. Therefore, the Project is expected to result in less than significant impact.

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to sensitive receptors such as schools, hospitals, or senior citizen facilities. The Project will conform to the Title 22 Chapter 12.08 Noise Control of the County Code. The Project is expected to be noise generated by resident's and visitor's vehicles, customarily associated with apartment buildings. Therefore, the Project is expected to result in less than significant impact.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts related to a substantial permanent increase in ambient noise levels. The project is located in a residentially zoned district. The proposed operation is a residential apartment building. Surrounding uses are residential with customary vehicular traffic. The Project will create generally low-level, ambient noise associated with residential uses and associated passenger car traffic. Noise generated by construction equipment during the construction phase of the Project may result in temporary or periodic increases in ambient noise levels. Construction activities would not continue permanently and would be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable and staging construction vehicles as far from sensitive receptors as reasonably practicable. The increase in the ambient noise level during the construction of the Project would not be considered substantial. The Project shall comply with Title 24 of the California Code of Regulations for California Noise Insulation Standards and the Los Angeles County Noise Ordinance. Therefore, the Project is not expected to result in significant impacts to noise related to temporary or periodic increases in ambient noise levels.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to a substantial temporary or periodic increase in

ambient noise levels in the Project vicinity. The project will not utilize amplified sound systems. The Project will create generally low-level, ambient noise associated with residential uses and associated passenger car traffic. Noise generated by construction equipment during the construction phase of the Project would result in temporary or periodic increases in ambient noise levels; however, the County of Los Angeles does not have noise standards for construction activity. Construction activities will not continue permanently and will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable and staging construction vehicles as far from sensitive receptors as reasonably practicable. The increase in the ambient noise level during the construction of the Project would not be considered substantial. The Project shall comply with Title 12 of the L.A. County Noise Control Ordinance and implement standard construction noise attenuation measures. Therefore, the Project is expected to result in less than significant impacts.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The Project is not expected to result in impacts related to noise in relation to an airport. The Project site is located approximately eight miles to the east of the Los Angeles International Airport. The Project site is located approximately three miles northeast of the Hawthorne Municipal Airport. As such, the Project is expected to result in less than significant impacts.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The Project is not expected to result in impacts from noise levels due to proximity of a private airstrip or airport. The site is not located near a private airstrip and, therefore, the Project is expected to result in no impact.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The Project is not expected to result in substantial population growth in the area. The Project consists of 72 residential units, which is expected to have a negligible impact on population growth in the urbanized area, either directly or indirectly. Therefore, there is a less than significant impact expected regarding population growth.

b) Cumulatively exceed official regional or local population projections?

The Project is not expected to result in substantial population growth in the area or region. The Project consists of 72 residential units is expected to have a negligible impact on projected population. Therefore, there is a less than significant impact expected regarding population growth

c) Displace existing housing, especially affordable housing?

The Project site is currently vacant. The Project consists of 72 new housing units, of which, 98% will be income restricted. The Project will increase the availability of affordable housing and, therefore, will not displace existing residents or affordable housing. There is no expected impact.

d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Project site is currently vacant. The Project consists of 72 new housing units. The Project will increase the availability of affordable housing and, therefore, will not displace existing residents. There is no expected impact.

15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Fire protection?
 The Project is not expected to result in substantial adverse impacts to fire protection services. The Project would not require additional fire personnel or the construction of new fire department facilities. The nearest fire department station is located 1.4 miles to the east. Therefore, the Project is expected to result in less than significant impacts to fire protection services.

Sheriff protection?
 The Project is not expected to result in substantial adverse impacts to sheriff services. The Project would not require additional sheriff personnel or the construction of new sheriff department facilities. The nearest sheriff station located adjacent to the Project site. Therefore, the Project is expected to result in less than significant impacts to sheriff services.

Schools?
 The Project is not expected to result in substantial adverse impacts to public schools. The Project is not expected to induce population growth and, therefore, the Project would not require additional public school personnel or facilities. The Project site is served by the West Athens Elementary School, Henry Clay Middle School, and the Washington Preparatory High School. The Project may require a public school mitigation fee. As a result, the Project is expected to result in less than significant impacts to schools.

Parks?
 The Project is not expected to result in substantial adverse impacts to park facilities. There are six parks located within a two mile radius (Los Angeles County Parks, <http://gis.lacounty.gov/parkslocator/>). The project will have an on-site resident's community recreation room and an outdoor recreation area to include children's playground equipment. The Project is not expected to induce population growth and, therefore, the Project would not require additional public park facilities. The Project is expected to result in less than significant impacts to park facilities.

Libraries?
 The Project is not expected to result in substantial adverse impacts to public library facilities. The nearest public library is the Woodcrest Library, approximately 0.5 miles to the north. The project may require library mitigation fee. As a result, the Project is expected to result in less than significant impacts to libraries.

Other public facilities?

There is no other known public resource that would have a substantial adverse impact by the Project.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project is not expected to result in substantial impacts related to increasing the use of existing neighborhood and regional parks or other facilities such that substantial physical deterioration of the facilities would occur or be accelerated. There are five parks located within a two mile radius of the Project site (<http://gis.lacounty.gov/parkslocator>). The project will have an on-site community recreation room and an outdoor recreation area, including playground equipment. Therefore, there are no expected impacts.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project operations will include an on-site community recreation room, an outdoor recreation area, and playground equipment. The Project is not expected to induce population growth and, therefore, there are no expected impacts on existing public recreational facilities.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is located in an urbanized area on a previously developed site. There are no trails located in the vicinity or on the site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project is expected to result in less than significant impacts to transportation and traffic in relation to creating a substantial increase in traffic, with mitigation. This is a residential infill project on a vacant parcel and will have less than significant impact on existing circulation, streets or public transit. The site is served by MTA bus routes 120, 206, 209. The Green Line Vermont Station is located approximately one-half mile to the southeast. The Department of Public Works has reviewed the applicant's traffic study (2011-05-09, Linscott, Law & Greenspan) and determined that the Project will have less than a significant impact on traffic. Therefore, the Project is expected to result in less than the level of significance.</p>				
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project is expected to result in less than significant impacts in relation to conflicts with County Congestion Management Plan thresholds. The Department of Public Works has reviewed the applicant's traffic study (2011-05-09, Linscott, Law & Greenspan) and determined that the Project will have less than a significant impact on traffic. Therefore, the Project is expected to result in less than the level of significance.</p>				
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project is expected to result in less than significant impacts in relation to applicable congestion management programs. The Department of Public Works has reviewed the applicant's traffic study (2011-05-09, Linscott, Law & Greenspan) and determined that the Project will have less than a significant impact on traffic. Therefore, the Project is expected to result in less than the level of significance.</p>				
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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that results in substantial safety risks?

The Project is not expected to impact air traffic patterns that would result in substantial safety risks. The Project site is located approximately 8 miles to the east of the Los Angeles International Airport and three miles from the Hawthorne Municipal Airport. Therefore, the Project is expected to result in no impact.

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Project is not expected to result in substantial adverse impacts to transportation and traffic in relation to substantially increasing hazards due to a design feature or incompatible uses. Construction-induced traffic is not expected to result in increased hazards related to traffic engineering design features or incompatible uses. The Project site is connected by a network of well-defined and pre-existing paved roads. Access to the site would continue to be provided by these roads following construction of the Project. Therefore, there are no expected significant impacts from an increase in hazards due to a design feature.

f) Result in inadequate emergency access?

The Project is not expected to result in impacts to transportation and traffic in relation to inadequate emergency access. There are two access points which provide adequate emergency access to the Project. The Project will include adequate fire department access and equipment turn-around clearances, as determined by the L.A. County Fire Department. During construction, the Project will incorporate best management practices to reduce construction-related traffic impacts and not to impede emergency access around the Project site or the vicinity. Construction-induced traffic is not expected to result in increased hazards. Therefore, there are no expected impacts to transportation and traffic related to inadequate emergency access.

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The Project is not expected to conflict with a Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation. The site is served by MTA bus routes 120, 206, 209. The Green Line Vermont Station is located approximately one-half mile to the southeast. The Project site is served by sidewalks on the major surrounding streets and the Project will include pedestrian walkways to facilitate building access. The Project will provide adequate, on-site bicycle parking facilities for residents and visitors. Therefore, there are no expected impacts.

h) Decrease the performance or safety of alternative transportation facilities?

The Project is not expected to result in impacts to transportation and traffic in relation to a conflict with adopted policies, plans, or programs supporting alternative transportation. The Project is not expected to interfere with the bicycle lanes, as there are no existing bicycle lanes adjacent to the property or in the immediate vicinity. The site is

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served by MTA bus routes #120, 206, 209. The Green Line Vermont Station is located approximately one-half mile to the southeast. The Project site is served by sidewalks on the major surrounding streets and the Project will include pedestrian walkways to facilitate building access. The Project will provide on-site bicycle parking facilities for residents and visitors. The Project is expected to be consistent with future transit plans; therefore, there are no expected impacts to transportation and traffic related to adopted policies, plans, or programs supporting alternative transportation.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards (RWQCB)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to utilities and service systems in relation to exceeding wastewater treatment requirements of applicable water quality control boards. The Project is served by an existing wastewater system and would not require the development of new sewer lines or wastewater treatment facilities. The amount of wastewater generated by the Project is not expected to require a higher level of treatment or additional facilities. Therefore, the existing wastewater system is capable of handling the wastewater generated from the new facility. The Project will comply with National Pollutant Discharge Elimination System (NPDES). Therefore, the Project is expected to have less than significant impacts.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to utilities and service systems in relation to the construction of new water or wastewater treatment facilities or expansion of existing facilities that would cause significant environmental effects. An approved sewer study will be required or the Project shall implement adequate sewer system improvements to the satisfaction of the Department of Public Works. The Project will operate in conformance with the applicable RWQCB standards for the Los Angeles Region. Therefore, the Project is expected to result in less than significant impacts.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to utilities and service systems in relation to the construction of new storm water drainage facilities or expansion of existing facilities. The Project will comply with the NPDES permit issued by the RWQCB. As part of the NPDES, the Storm Water Pollution Prevention Plan requires new development to implement best management practices to reduce or eliminate non-storm water discharges to the storm water system. While the Project is anticipated to result in storm water runoff from non-storm and storm water discharges on roofs, streets, drive-ways, and parking lots, best management practices will be implemented in the construction, operation, and maintenance procedures for the Project to limit the use and discharge of oils, chemicals, soils, and other pollutants. The Project shall comply with NPDES permit requirements. The Project will conform to LID requirements. As such, the Project is not expected to result in the creation of significant additional storm water runoff or discharge of pollutants into nearby storm drains or waterways. Therefore, the Project is expected to result in less than significant impacts.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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resources, considering existing and projected water demands from other land uses?

The Project is expected to result in less than significant impacts to utilities and service systems in relation to availability of sufficient water supplies from existing entitlements and resources to serve the Project. The 72-unit housing Project is expected to result in a negligible net increase in water use. Therefore, the Project is not expected to significantly increase water demand. A water will-serve letter from the water purveyor is required to verify that the water purveyor has adequate capacity to serve the project prior to the issuance of grading or building permits. Therefore, the Project is expected to result in less than significant impacts to utilities and service systems related to the availability of sufficient water supplies.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?

The Project will comply with LID and Drought-Tolerant Landscaping standards. Therefore, the Project will not conflict or have an impact with LID or Drought-Tolerant Landscaping standards.

f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Project is expected to result in less than significant impacts to energy utilities or require the expansion of construction of new energy facilities. The 72-unit housing Project is expected to result in a negligible net increase in energy use. Therefore, the Project is not expected to significantly increase energy demand. Therefore, the Project is expected to result in less than significant impacts to energy and service systems related to the availability of energy supplies.

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The Project is expected to result in less than significant impacts to landfill and solid waste disposal needs. Currently, there are twelve major landfills permitted to accept solid waste in the County of Los Angeles. Ten are located in the metropolitan Los Angeles area, and two are located in the Antelope Valley. The impact of a 72-unit housing project on these landfills is negligible. Therefore, the Project is expected to result in less than significant impacts to landfills and solid waste disposal needs.

h) Comply with federal, state, and local statutes and regulations related to solid waste?

The Project is expected to result in less than significant impacts to service systems in relation to compliance with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to

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incorporate storage areas for recycling bins into the existing design. The Project will include sustainable elements to ensure compliance with all federal, state, and local statues and regulations related to solid waste. The Project will provide adequate on-site recyclable storage areas for the collection and storage of recyclable and green waste materials for the Project. The Project shall comply with the L.A. County Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by the Department of Public Works before construction, demolition, or a grading permit is issued. It is anticipated that these project elements will comply with federal, state, and local statues and regulations to reduce the amount of solid waste. Therefore, the impacts in relation to compliance with federal, state, and local statues would be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The Project is not be expected to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal community. The Project site is located in an urbanized on previously developed parcel. No native plant communities or animal habitats exist at the Project site. Therefore, there are no expected Mandatory Findings of Significance related to the potential of the Project to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and/or reduce the number or restrict the range of a rare or endangered plant or animal.

The Project does entail the demolition of a cultural resource. Construction of the Project is not expected to adversely impact or eliminate important examples of the major periods of California history or prehistory. Furthermore, the results of the records search also indicate that there are no known prehistoric archaeological resources within the Project site or within one-half mile of the Project site.

The Project is not anticipated to related directly or indirectly to the destruction of a unique paleontological resource or unique geologic feature. If human remains are discovered as a result of site disturbance, the applicant shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine it and determine appropriate mitigation measures. Therefore, impacts to cultural resources directly or indirectly related to the destruction of a unique paleontological resource or unique geologic feature is below the level of significance.

Mitigation required: No mitigation required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is expected to result in less than significant impacts to Mandatory Findings of Significance in relation to impacts that are individually limited, but cumulatively considerable. Construction of the Project is not expected to contribute to impacts that could be cumulatively considerable. Construction impacts to air quality, noise, and traffic may temporarily affect nearby residents, but these impacts would be below the level of significance. The impacts will only occur during short construction periods.

Implementation of the Project is not be expected to contribute to incremental effects that could be considered significant when considered together with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Therefore, the Project is expected to result in less than significant impacts.

Mitigation required: No mitigation required.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As analyzed, the project does have the potential to adversely affect human beings. The western portion of the property was used for oil drilling in 1968. However, mitigation measures are proposed to reduce these impacts to less than significant levels pursuant to CEQA reporting requirements.

Mitigation required:

1. Submit certification that the well was properly abandoned pursuant to applicable local, State or Federal statute, prior to the issuance of a grading or construction permit.
2. The property shall be assessed to identify any potential soil contamination or soil vapor issues under oversight of a local or State government agency, and if identified reduced to below the level of significance, prior to the issuance of a grading or construction permit per local, State or Federal statute.

Summary Report for Summer Emissions (Pounds/Day)

File Name: C:\Documents and Settings\pestes\Application Data\Urbemis\Version9a\Projects\R2011-00374-5.urb924

Project Name: R2011-00374-5

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2007 TOTALS (lbs/day unmitigated)	7.16	49.68	28.11	0.00	22.42	3.15	25.57	4.68	2.89	7.58	3,947.30
2008 TOTALS (lbs/day unmitigated)	88.74	67.25	46.75	0.01	22.45	4.41	26.86	4.70	4.05	8.75	6,364.43

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	4.16	0.56	1.78	0.00	0.01	0.01	696.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	3.63	4.38	41.28	0.04	7.33	1.42	4,290.74

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	7.79	4.94	43.06	0.04	7.34	1.43	4,986.74